134.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,313,100 / 1,313,100
					USE VALUE:	1,313,100 / 1,313,100
					ASSESSED:	1,313,100 / 1,313,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FELLER ANDREW H &
Owner 2:	MULVANEY KATLEEN M
Owner 3:	
Street 1:	89 CHURCHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MOULIS MATTHEW & LISA P -
Owner 2:	-
Street 1:	89 CHURCHILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .296 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Wood Shingle Exterior and 2750 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12902.000	586,700		726,400	1,313,100
Total Card	0.296	586,700		726,400	1,313,100
Total Parcel	0.296	586,700		726,400	1,313,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.53 | /Parcel: 477.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86221

GIS Ref

GIS Ref

Insp Date 05/19/18

!10444!

PREVIOUS ASSESSMENT

Parcel ID 134.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	586,700	0	12,902.	726,400	1,313,100		Year end	12/23/2021
2021	101	FV	570,400	0	12,902.	726,400	1,296,800		Year End Roll	12/10/2020
2020	101	FV	570,500	0	12,902.	726,400	1,296,900	1,296,900	Year End Roll	12/18/2019
2019	101	FV	419,400	0	12,902.	766,700	1,186,100	1,186,100	Year End Roll	1/3/2019
2018	101	FV	394,900	0	12,902.	564,900	959,800	959,800	Year End Roll	12/20/2017
2017	101	FV	394,900	0	12,902.	540,700	935,600	935,600	Year End Roll	1/3/2017
2016	101	FV	394,900	0	12,902.	500,400	895,300	895,300	Year End	1/4/2016
2015	101	FV	385,900	0	12,902.	419,700	805,600	805,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:42:56

LAST REV

Date	Time
06/13/18	13:11:48
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10444

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOULIS MATTHEW	64293-544		9/29/2014		1,075,000	No	No		
BONZAGNI FRANK	54624-549		4/30/2010		749,500	No	No		
	7847-101		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	86221
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2012	618	Redo Kit	47,700	C				ADD MBATH ON 2ND F

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	Meas/Inspect	HS	Hanne S
6/19/2013	Info Fm Prmt	BR	B Rossignol
2/4/2009	Measured	336	PATRIOT
11/23/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT
1/1/1982		KM	
4/5/1920	Meas/Inspect	HS	Hanne S

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12902		Sq. Ft.	Site		0	90.	0.63	10									726,353						726,400	

Total AC/HA:	0.29619	Total SF/SM:	12902	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	726,353	Spl Credit		Total:	726,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Fair
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.09322500
Const Adj.:	0.99584043
Adj $ / SQ:	141.528
Other Features:	143714
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	657748
Depreciation:	71037
Depreciated Total:	586711

COMMENTS

643-7288.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

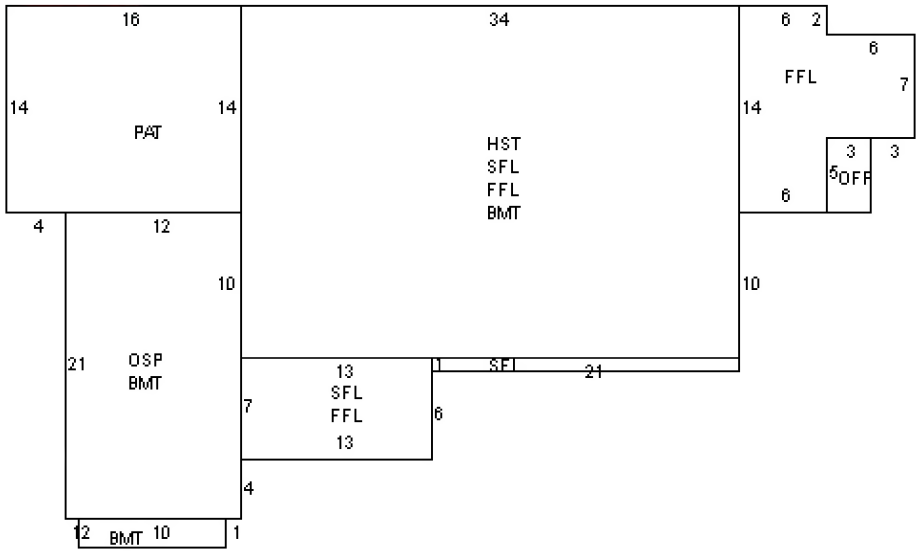
No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.25
Special Features:	0	Val/Su Net:	148.61
Final Total:	586700	Val/Su SzAd	247.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,088	52.120	56,704
FFL	First Floor	1,033	141.530	146,199
SFL	Second Floor	928	141.530	131,338
HST	Half Story	408	141.530	57,743
OSP	Screen Porch	252	25.250	6,362
PAT	Patio	224	3.910	875
OFP	Open Porch	15	43.820	657
	Net Sketched Area:	3,948	Total:	399,878
Size Ad	2369	Gross Area	4356	FinArea 2750

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

134.0-0002-0005.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	